



Hitchcock County Board Minutes



Hitchcock County Board of Commissioners

Trenton, Nebraska
August 24th, 2015

A meeting of the County Board of Commissioners of Hitchcock County, Nebraska was held at the Hitchcock County Courthouse Commissioner's Room, 229 East D Street, Trenton, Nebraska on Monday, the 24th day of August, 2015 commencing at 9:00 o'clock a.m. Present were Chair Scott McDonald, Commissioners Paul Nichols and Ron Wertz and County Clerk Margaret Pollmann. Notice of the meeting was given in advance thereof by publication in the Hitchcock County News, the designated method for giving notice. Board agendas are posted on the County's website www.hitchcockcounty.ne.gov. Notice of the meeting was given to the Chair and all members of the Board. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The board conducts its business in accordance with the Open Meetings Act and Chair indicated the location of the Open Meetings Act poster in the room where the meeting was being held.

Member Wertz moved to approve the consent calendar consisting of the following items: 1. Approval of August 24th, 2015 agenda; 2. Approval of the August 17th, 2015 meeting minutes. Member Nichols seconded the motion and after consideration the following members voted in favor of said motion: McDonald, Nichols, and Wertz. Motion carried.

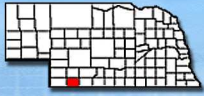
Due to the number of patrons present, the meeting was relocated to the District Courtroom in the courthouse and notice was posted advising of the same.

Ruth Sorensen, Property Tax Administrator and Jon Cannon, Legal and Policy Section Manager with the Nebraska Department of Revenue, Property Assessment Division met with the board regarding assessment practices in Hitchcock County. Assessor Marlene Bedore and County Attorney D. Eugene Garner were also present. Administrator Sorensen advised that it was the duty of the department to oversee the assessment function in all 93 counties and that after statewide equalization in May, concerns and issues had arisen. Ms. Sorensen advised that a systematic methodology is utilized to set values on property in Nebraska.

Questions/answers and discussion were held on the following:

- Market areas, specifically the villages of Trenton and Culbertson
- Completion of physical inspections in the village of Culbertson and Township 3, Range 31 properties
- Physical inspections outside the areas listed above
- Inspection and/or re-inspection of properties with building permits on file.
- New improvement valuations as of January 1st
- Assessor's request for extension in filing the 2015 abstract
- Conversion from Orion assessment software to MIPS software
- Valuations on manufactured homes
- Classification and valuation of acres under Conservation Reserve Enhancement Program (CREP) contracts in Hitchcock and neighboring counties
- Level of agricultural land (assessed) values compared to neighboring counties
- Relating to residential properties: the "Average +" to "Average" assessment designation
- Updates to Marshall and Swift pricing manuals
- Commercial re-appraisals

Administrator Sorensen advised that she would meet with her staff and the tax commissioner and a report would be prepared on findings.



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The following patrons spoke/asked questions under public comment: Shane Rippen, Chris Williamson, Duane Dinnel, Ted Rippen, Paige Johnston, Francis Friehe, Brian Schafer, Kirt Ross, Hope Strong, Diane Nealeigh, Ron Nealeigh, Bill Fritsch, Mike Loibl, Billy Bunnell, Joyce Record.

No action taken on Agenda Item #5, Contract for Appraisal Services, Tax Valuation Inc.

Daniel Miller, CPA joined the meeting and continued preparation was had on the 2015/2016 County Budget. Treasurer Linda Cook advised as to repayments to the Inheritance Tax Fund. Sheriff Bryan Leggott discussed his proposed 15/16 budgets with the board.

Member Wertz moved to adjourn and to meet for the next regular meeting on Tuesday, September 8th, 2015 at 9:00 a.m. Member McDonald seconded the motion and the roll was called with the following members voting in favor of said motion: Nichols, Wertz, and McDonald. Motion carried.

ATTEST:

Margaret M. Pollmann, County Clerk

Scott McDonald, Chair
Hitchcock County Board of Commissioners